

July 26, 2006

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
August 8, 2006**

**SUBJECT: PROGRESS REPORT ON NUISANCE ABATEMENT ORDER -
 1811 MANHATTAN AVENUE (RESOLUTION NO. 06-6459) AND
 138 1ST STREET (RESOLUTION NO. 06-6467)**

Recommendation:

That the City Council:

1. Proceed with nuisance abatement at 1811 Manhattan Avenue.
2. Approve the amended resolution allowing the owner of 138 1st Street to demolish the front unit and rehabilitate the rear unit.

Background:

On May 23, 2006, the City Council adopted Resolution Nos. 06-6459 and No. 06-6467 ordering the abatement of the subject properties. The resolutions required demolition of the structures, abatement of rodents and asbestos, property clearing and fencing the lots by August 23, 2006.

Analysis:

1811 Manhattan Avenue

Staff has been working to ensure compliance by the owner, Steven Tack. Since the hearing, staff has communicated with the owner by letter and telephone, (four letters and three telephone conversations), and has visited the site on three occasions to document conditions. (Chronology and copies of correspondence and photos attached.)

The owner has made little progress in the matter, his efforts primarily limited to the removal of some trash and debris from the property. He has not submitted the required vermin and asbestos reports, and insists that there are no rodents or asbestos problems.

138 1st Street

Staff has been working to ensure compliance by the owner, Stephen Landau. Since the hearing, Mr. Landau has submitted the required documents (asbestos report and disposal manifest) to obtain a demolition permit for the front (north) unit, has had his preliminary plot plan reviewed for demolition, and is now requesting permission to process plans to renovate the rear unit. A demolition permit was issued on 7/25/06. (Chronology and copies of letters and photos attached.)

Renovation of the rear unit is possible providing the owner addresses the issues cited in the property analysis prepared by the City's engineering consultant, Mel Green & Associates. The required work includes replacement and repair of portions of the floor and roof and replacement and repair of wall framing due to termite damage. It is also necessary to repair the damaged electrical, plumbing and heating systems.

Conclusions:


In summary, staff believes that the owner at 1811 Manhattan Avenue is unwilling to proceed with the abatement of nuisance conditions at his property and that the city must mobilize its own forces to carry out the abatement.

The owner at 138 1st Street has demonstrated his willingness to comply with the City's abatement order and has presented an alternative to carry out the intent of Resolution No. 06-6467. The amended resolution provides a 90 day deadline for compliance; 30 days from the date of resolution approval for plan submittal to renovate the rear unit, 30 days thereafter for permit issuance and 30 days to complete all required repairs.



Sol Blumenfeld, Director
Community Development

Concur:


Stephen K. Burrell
City Manger

Attachments:

1. Resolution Nos. 06-6459 and 06-6467
2. Amended Resolution No. 06-6467
3. Project Chronology
4. Correspondence
5. Photos
6. Engineering Reports

RESOLUTION NO. 06-

**AN AMENDMENT TO RESOLUTION NO. 06-6467 OF THE CITY COUNCIL
OF THE CITY OF HERMOSA BEACH, CALIFORNIA, ORDERING THE
ABATEMENT OF NUISANCE VIOLATIONS AT THE PROPERTY LOCATED AT**

138 FIRST STREET

**THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES
HERBY RESOLVE AS FOLLOWS:**

SECTION 1. On May 23, 2006, following a duly noticed hearing the City Council adopted Resolution No. 06-6467, ordering the demolition of the structures on the property located at 138 First Street after finding substantial evidence to support the conclusion that the condition of the structures and the property constitutes a public nuisance within the meaning of the Hermosa Beach Municipal Code.

SECTION 2. The owner has now requested that the City consider allowing him to rehabilitate, rather than demolish, the rear (south) unit in accordance with the findings and recommendations of the City's engineering consultant, Mel Green & Associates. The Council finds that it is feasible for the owner to rehabilitate the rear unit. Hence, the City Council is willing to modify its previous nuisance abatement order and permit the rehabilitation of the rear (south) unit on the property providing:

1. The owner submits all required plans and documents to obtain permits to rehabilitate the rear structure no later than 30 (thirty) days from the date of the this resolution.
2. The owner obtains a building permit for renovation of the rear structure no later than 60 (sixty) days from the date of this resolution.
3. The rehabilitation of the rear unit shall be completed no later than 90 (ninety) days from the date of this resolution.

SECTION 3. Except as modified in Section 2 above, the provisions of Resolution No. 06-6467 remain in full force and effect. The City Council directs the City Attorney to take the necessary steps to secure an abatement warrant to implement Resolution No. 06-6467 as regards the front (north) unit if the required abatement is not performed by the owner, and further, to do the same as regards the rear (south) unit if the requirements of Section 2 are not fully satisfied, all pursuant to the abatement procedures outlined in Section 8.28.070 of the Hermosa Beach Municipal Code, and to record a lien on the property as may be necessary for the City to recover its costs of abatement.

PASSED, APPROVED AND ADOPTED this ___ day of August, 2006.

Mayor

Attest:

City Clerk

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RESOLUTION NO. 06-6467

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF HERMOSA BEACH, CALIFORNIA, ORDERING
ABATEMENT OF NUISANCE VIOLATIONS AT THE
PROPERTY AT 138 FIRST STREET**

**THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA,
DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. State and City statutes provide for the abatement of structures and properties determined to be a public nuisance.

SECTION 2. Chapter 8.28 of the Hermosa Beach Municipal Code contains provisions allowing the City Council to conduct a public hearing and order the abatement of the public nuisances at the subject property.

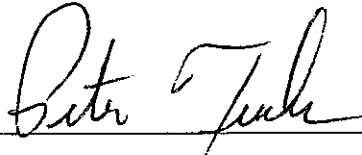
SECTION 3. The City Council has reviewed written and photographic evidence of Substandard conditions on the property at 138 First Street, Hermosa Beach, and determined that there is sufficient evidence of a public nuisance on the property to order the abatement of said property due to:

1. Property has been abandoned and left in disrepair for several years
2. Property is not properly fenced or secured from intruders
3. Peeling paint
4. Deteriorated wood sheathing
5. Deteriorated and missing roofing materials
6. The structure on the property is an eyesore
7. Greater than 75% of the building is in need of repair

SECTION 4. Based on the foregoing, the City Council hereby orders the demolition, control of vermin, lot clearing and fencing to be completed no later than August 23, 2006. Furthermore, the City Council directs the City Attorney to take the necessary steps to attach the

1 property for abatement and administrative costs, pursuant to the abatement procedures outlined in
2 Section 8.28.070 of the Hermosa Beach Municipal Code.

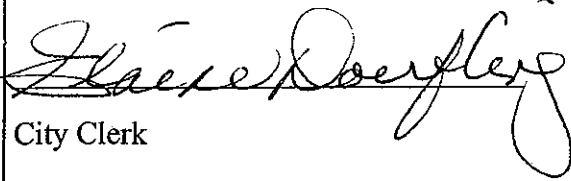
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4 **PASSED, APPROVED and ADOPTED** this 23rd day of May 2006.

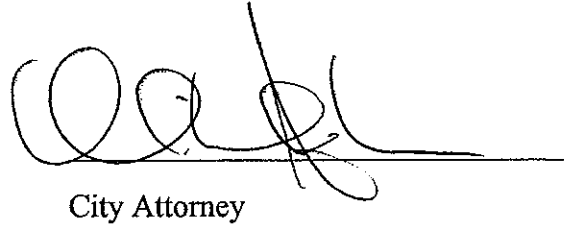
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7 _____
8 **PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

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11 **ATTEST:**

APPROVED AS TO FORM:

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15 City Clerk


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28 City Attorney

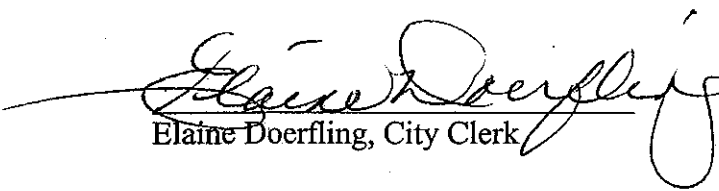
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF HERMOSA BEACH

I, Elaine Doerfling, City Clerk of the City of Hermosa Beach, California, do hereby certify that the foregoing Resolution No. 06-6467 was duly and regularly passed, approved and adopted by the City Council of the City of Hermosa Beach at a Regular Meeting of said Council at the regular place thereof on May 23, 2006.

The vote was as follows:

AYES: Edgerton, Reviczky, Mayor Tucker
NOES: None
ABSTAIN: None
ABSENT: Keegan

Dated: June 13, 2006


Elaine Doerfling, City Clerk

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RESOLUTION NO. 06-6459

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, SETTING A PUBLIC HEARING TO DETERMINE IF THE PROPERTY AT 1811 MANHATTAN AVENUE CONSTITUTES A PUBLIC NUISANCE

The City Council of the City of Hermosa Beach, California, does hereby resolve as follows:

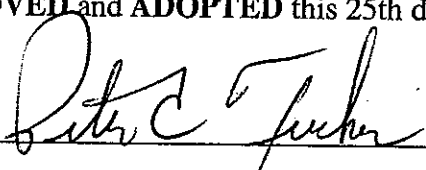
SECTION 1. State and City statutes provide for the abatement of structures and properties determined to be a public nuisance.

SECTION 2. Chapter 8.28 of the Hermosa Beach Municipal Code contains provisions allowing the City Council to conduct a public hearing to determine whether a public nuisance exists on a property and whether proceedings to abate the nuisance should be initiated.

SECTION 3. The City Council has reviewed written and photographic evidence of substandard conditions on the property at 1811 Manhattan Avenue, Hermosa Beach, and determined that there is sufficient evidence of a public nuisance on the property to set a public hearing to determine if abatement proceedings should be initiated.

SECTION 4. Based on the foregoing, the City Council hereby sets a public hearing for May 23, 2006 to determine if the above-reference property constitutes a public nuisance, and directs the City Clerk to advertise the hearing and to notify thereof the property owner and all owners within 300 feet of the subject property, pursuant to the abatement procedures outlined in Section 8.28.070 of the Hermosa Beach Municipal Code.

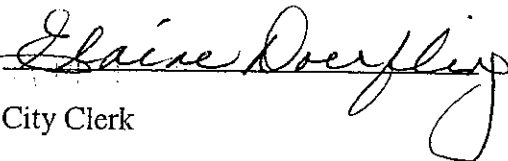
PASSED, APPROVED and ADOPTED this 25th day of April 2006.



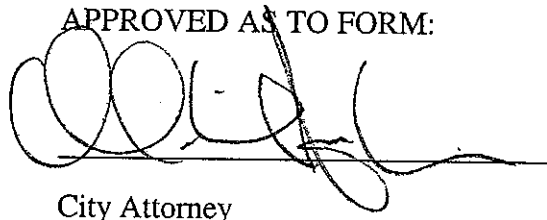
PRESIDENT of the City Council and **MAYOR** of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:



City Clerk



City Attorney

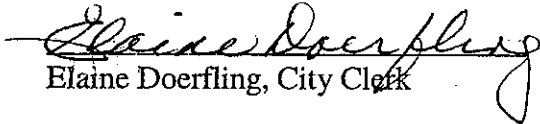
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF HERMOSA BEACH

I, Elaine Doerfling, City Clerk of the City of Hermosa Beach, California, do hereby certify that the foregoing Resolution No. 06-6459 was duly and regularly passed, approved and adopted by the City Council of the City of Hermosa Beach at a Regular Meeting of said Council at the regular place thereof on April 25, 2006.

The vote was as follows:

AYES: Edgerton, Keegan, Reviczky, Mayor Tucker
NOES: None
ABSTAIN: None
ABSENT: None

Dated: April 27, 2006


Elaine Doerfling, City Clerk

CHRONOLOGY OF PROGRESS MADE BY STEPHEN LANDAU,
138 1ST STREET – SINCE APRIL 3, 2006

Robert Rollins July 24, 2006

4/3/06 – Rollins sends regular and certified letters to owner regarding the City Council meeting scheduled for April 25, 2006.

4/24/06 – Mr. Landau submits an asbestos report.

APRIL 25, 2006 CITY COUNCIL HEARING ON NUISANCE ABATEMENT

5/2/06 – Property is posted with notice of City Council Abatement hearing results from April 25, 2006, and certified letter is sent to owner. Letter is returned as undeliverable.

5/22/06 – Rollins speaks with Mr. Landau by phone, informs him that the asbestos report has been accepted. Mr. Landau states that he should be able to start the abatement in a week.

MAY 23, 2006 – CITY COUNCIL DECIDES TO GO FORWARD WITH NUISANCE ABATEMENT, SETS DEADLINE OF AUGUST 23, 2006.

6/13/06 – Rollins sees Mr. Landau at the property and stops to chat. Mr. Landau says he should have his asbestos abatement begin in a couple of weeks.

6/27/06 – Rollins sends Mr. Landau letter expressing concern over the lack of progress and reminding him of the August deadline.

7/6/06 – Rollins phones Mr. Landau at both phone numbers of record, no answer or voice mail on either line. That afternoon, Mr. Landau comes to the counter with asbestos abatement report and processes papers to demo the front duplex. He does not have the valuation of works and says he will return the next week to finish the paperwork and pay for the permit.

7/11/06 – Rollins sends Mr. Landau a letter documenting the conversation they had regarding his desire to restore the back unit and demolish the front. He also notes steps that need to be taken and urges speedy action.

7/12/06 – Rollins sends Mr. Landau a letter requesting a detailed letter of intent regarding his plans for the property.

7/24/06 – Mr. Landau submits a letter of intent to rehabilitate the rear unit on the property. He specifies seven steps, but submits no plans or drawings.

7/25/06 – Rollins sends letter acknowledging receipt of his letter and requesting plans for the rehabilitation of the rear unit. The letter also urges all speed for the project. Same day, Mr. Landau phones to say he intends to obtain the demolition permit that afternoon. Rollins tells him that he has received his letter and asks for a plot plan. Mr. Landau says he will bring the plot plan with him that afternoon.

Same date – Mr. Landau comes to office, obtains demolition permit for the north unit. Rollins and Zak review his plot plan and advise him of what is needed for the submittal to renovate the south unit. Mr. Landau says he will submit the revised plan later this week.



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

July 25, 2006

VIA REGULAR AND CERTIFIED MAIL

Mr. Stephen Landau
632 Poinsettia Place
Los Angeles, CA 90036

Subject: Nuisance Abatement of your Property Located at 138 1st Street Hermosa Beach, California 90254, APN #4188-014-046.

Dear Mr. Landau:

Per Hermosa Beach City Council resolution 06-6467, passed May 23, 2006 (copy enclosed) "Section 4. Based on the foregoing, the City Council hereby orders the demolition, control of vermin, lot clearing and fencing to be completed no later than August 23, 2006."

As we discussed at my office on July 6, 2006, the Community Development Department is ready to issue the demolition permit as soon as you file your completed application and pay the permit fees.

We have received your letter of intent regarding the rehabilitation of the rear unit, and urge you to submit plans for the project as soon as possible so we can issue the permit.

I am preparing a staff report on the progress of your efforts for the August 8, 2006 Council meeting. Please proceed with the above without delay. If you have any questions, I can be reached at (310) 318-0235 Monday through Thursday between 7:00 a.m. and 6:00 p.m.

Respectfully,

Robert J. Rollins

Robert J. Rollins
Code Enforcement Officer

cc: Sol Blumenfeld, Director, Community Development Department

STEPHEN J. LANDAU
632 North Poinsettia Place
Los Angeles, California 90036
(323) 936-~~4166~~936-0844

RECEIVED

JUL 24 2006

COM. DEV. DEPT.

July 24, 2006

City of Hermosa Beach
Civic Center
1315 Valley Drive
Hermosa Beach, California 90254-3885

Attention: Robert J. Rollins
Code Enforcement Officer

Re: 138 First Street, Hermosa Beach, California 90254
APN #4188-014-046

Dear Mr. Rollins:

We have previously discussed my plans to demolish the front unit and repair the back unit as recommended by Mr. Mel Green.

To this end, I have received proposals from several contractors to do the required work.

The rear unit is constructed with a slab floor and exposed beam ceiling. Some have suggested that the unit is a converted garage. It is very understandable that one might draw this conclusion. However, I know the history of the rear unit and it was originally built as a housing unit. However, the real point is that it is very simple construction and, therefore, easily repaired.

With respect to the rear unit, I plan to have the following work done:

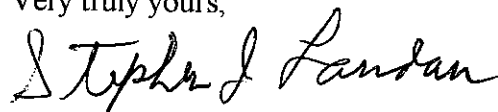
1. Replace door between garage and living room with solid core door and automatic closer;
2. Replace damaged wood;
3. Install new electric service;

City of Hermosa Beach
Page 2
July 24, 2006

4. Finish north wall;
5. Repair roof;
6. Install new water line and water heater; and
7. Install space heater (furnace).

If you have any other suggestions, please let me know.

Very truly yours,

A handwritten signature in cursive script that reads "Stephen J. Landau".

STEPHEN J. LANDAU

SJL/sjg



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

July 12, 2006

#03-14

Mr. Stephen Landau
632 Poinsettia Place
Los Angeles, CA 90036

Subject: Nuisance Abatement of your Property Located at 138 1st Street Hermosa Beach, California 90254, APN #4188-014-046.

Dear Mr. Landau:

As you have indicated that you intend to demolish the front (north) unit and repair and/or possibly enhance the rear (south) unit, it would greatly enhance your case to detail said plans in a formal letter of intent describing exactly what your intentions are.

In any event, you are encouraged to proceed with all speed possible, as the deadline is fast approaching. If you have any questions, I can be reached at (310) 318-0235 Monday through Thursday between 7:00 a.m. and 6:00 p.m.

Respectfully,

Robert J. Rollins

Robert J. Rollins
Code Enforcement Officer

cc: Sol Blumenfeld, Director, Community Development Department



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

July 11, 2006

#03-14

Mr. Stephen Landau
632 Poinsettia Place
Los Angeles, CA 90036

Subject: Nuisance Abatement of your Property Located at 138 1st Street Hermosa Beach, California 90254, APN #4188-014-046.

Dear Mr. Landau:

As we discussed at the counter last Thursday, July 6, we have accepted your asbestos report and are ready to issue the demolition permit as soon as you complete the permit application and pay the permit fee.

You indicated that you intend to demolish the front (north) unit and repair and/or possibly enhance the rear (south) unit. As I informed you, the City Council has ordered the demolition of both units, and your decision may or may not be acceptable. If you have demolished the front unit and submitted plans to rehabilitate the rear unit by August 3, 2006, the council may consider modifying their decision, but there is no guarantee of this.

In any event, you are encouraged to proceed with all speed possible, as the deadline is fast approaching. If you have any questions, I can be reached at (310) 318-0235 Monday through Thursday between 7:00 a.m. and 6:00 p.m.

Respectfully,

Robert J. Rollins

Robert J. Rollins
Code Enforcement Officer

cc: Sol Blumenfeld, Director, Community Development Department



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

June 27, 2006

#03-14

Mr. Stephen Landau
632 Poinsettia Place
Los Angeles, CA 90036

Subject: Nuisance Abatement of your Property Located at 138 1st Street Hermosa Beach, California 90254, APN #4188-014-046.

Dear Mr. Landau:

Per the direction of the City Council, you have been ordered to abate the nuisance conditions on your property by August 23, 2006. As we discussed on your property two weeks ago, we have accepted your asbestos report and are ready to issue your demolition permit as soon as the asbestos abatement work is completed and a manifest is provided.

We are concerned by the lack of progress in this matter and encourage you to proceed without delay. If you have any questions, I can be reached at (310) 318-0235 Monday through Thursday between 7:00 a.m. and 6:00 p.m.

Respectfully,

Robert J. Rollins

Robert J. Rollins
Code Enforcement Officer

cc: Sol Blumenfeld, Director, Community Development Department

Code Enforcement Inspection
138 1st Street, Hermosa Beach

Date of Inspection: June 21, 2005

Personnel: Melvyn Green, SE
Loretta Duvall, PE
Elizabeth Green, Bldg Code Tech

Code Basis: 1997 Uniform Housing Code

Chapter 10 – Substandard Buildings

1001.1 – Substandard Generally

1001.2 – Inadequate Sanitation

No kitchen sink

Lack of hot water

Lack of heating – questionable heating and venting/vent pipe and flue

Dampness due to roof leak

General dilapidation

1001.3 Structural

Deteriorated flooring, floors sheathing and floor supports

Deteriorated ceiling joists and roof rafters. Temporary shoring in place.

Possibly no beam over opening where shoring is in place.

1001.5 Electrical – Electrical panel damaged

1001.8 – Faulty Weather Protection

Loose and deteriorated plaster

Damaged waterproofing on exterior walls and roof

Deteriorated, broken, rotted wall and roof coverings

1001.9 – Fire Hazard

Combustibles, mounds of clothing, etc. on top of furniture

Lack of solid core door with closer between garage and dwelling unit 2

1001.11 – Hazardous, unsanitary conditions

1001.13- Fire Protection

Lack of smoke detectors

Recommendation

The extent of the termite and water damage to the front building is significant. To repair the structure almost one-half of the roof and floor would have to be removed and reconstructed. An entire new electrical system is required. The cost for such work would be more than rebuilding. It is recommended that the structure be removed.

The rear building is in a condition that may permit rehabilitation. There is deterioration in the structure including termite damage, electrical system needs and a new roof. It is recommended that the building be demolished or repaired in conformance to the standards of the Housing Code.

CHRONOLOGY OF PROGRESS AT 1811 MANHATTAN AVENUE, OWNED BY
STEVEN TACK SINCE APRIL 3, 2006

Robert Rollins July 24, 2006

4/3/06 – Rollins posts notices on the property and sends regular and certified letters to owner regarding the City Council meeting scheduled for April 25, 2006.

APRIL 25, 2006 CITY COUNCIL HEARING ON NUISANCE ABATEMENT

5/2/06 – Property is posted with notice of City Council Abatement hearing results from April 25, 2006, and certified letter is sent to owner.

5/18/06 – Rollins speaks with Mr. Tack by phone, informs him that the city is moving forward with the abatement procedure.

**MAY 23, 2006 – CITY COUNCIL DECIDES TO GO FORWARD WITH
NUISANCE ABATEMENT, SETS DEADLINE OF AUGUST 23, 2006.**

5/30/06 – Rollins sends letter commemorating phone conversation of that day informing him that he needs both rodent and asbestos abatements.

6/27/06 – Rollins sends Mr. Tack a letter expressing concern over the lack of progress and reminding him of the August deadline.

7/6/06 – Rollins calls Mr. Tack, who says that he should have his architects plans soon. Rollins asks about asbestos and rodent abatement. Mr. Tack replies that there is no asbestos or rodents on the property. Rollins informs him that the City Council requires those abatement reports before we can issue the demo permit. Mr. Tack says he is making progress and it will all work out.

7/11/06 – Rollins photographs back yard of property notes little progress and sends Mr. Tack a letter listing required progress and urging that action be taken.

7/20/06 Same date that Rollins takes photos of the yard (copies attached) Mr. Tack leaves voice mail indicating that the yard work is 75% done and that he is right on schedule.

7/25/06 – Rollins sends letter stressing the mandate to demolish and urging speedy action.



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

July 24, 2006

VIA REGULAR AND CERTIFIED MAIL

Mr. Steven Tack
PO Box 639
Hermosa Beach, CA 90254

Subject: Nuisance Abatement against your Property Located at 1811 Manhattan Avenue, Hermosa Beach, California 90254, APN #4183-009-021.

Dear Mr. Tack:

Per my letters of May 30, June 27, and July 11, 2006, the Hermosa Beach City Council requires you to abate the nuisance on your property by August 23, 2006. As per Council resolution number 06-6466 (copy enclosed), "Section 4. Based on the foregoing, the City Council hereby orders the demolition, control of vermin, lot clearing and fencing to be completed no later than August 23, 2006."

I received your phone message of July 20, 2006, in which you claimed to be making progress. Although you have assured me that there are no pests/rodents or asbestos on your property, the City requires property demolition and reports from licensed contractors verifying asbestos and rodent abatement.

While cleaning the yard is a valid effort, you have yet to submit any of the required documents. I am preparing a staff report for the Council meeting of August 8, 2006, and must report the lack of significant progress. You are urged to submit the required documents to obtain the demolition permit without delay so you can proceed with the demolition. If you have any questions, I can be reached at (310) 318-0235 Monday through Thursday between 7:00 a.m. and 6:00 p.m.

Respectfully,

Robert J. Rollins

Robert J. Rollins
Code Enforcement Officer

cc: Sol Blumenfeld, Director, Community Development Department



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

July 11, 2006

Mr. Steven Tack
PO Box 639
Hermosa Beach, CA 90254

Subject: Nuisance Abatement against your Property Located at 1811 Manhattan Avenue, Hermosa Beach, California 90254, APN #4183-009-021.

Dear Mr. Tack:

Per my letter of June 27, 2006, you are required to abate the nuisance on your property by August 23, 2006. As per the City Council resolution, you need to provide the City with a copy of a licensed pest/rodent company invoice for the elimination of any vermin on the property, and an asbestos report from a licensed environmental company prior to our issuing a demolition permit.

In our telephone conversations in the past few weeks, you have assured me that you are working to clean the back yard. I stopped by this morning and noted very little progress. Also, you have yet to submit any of the required documents. We urge you to proceed without delay. If you have any questions, I can be reached at (310) 318-0235 Monday through Thursday between 7:00 a.m. and 6:00 p.m.

Respectfully,

Robert J. Rollins

Robert J. Rollins
Code Enforcement Officer

cc: Sol Blumenfeld, Director, Community Development Department



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

June 27, 2006

Mr. Steven Tack
PO Box 639
Hermosa Beach, CA 90254

Subject: Nuisance Abatement against your Property Located at 1811 Manhattan Avenue,
Hermosa Beach, California 90254, APN #4183-009-021.

Dear Mr. Tack:

Per the direction of the City Council, you are required to abate the nuisance on your property by August 23, 2006. As we discussed on the phone last week, you need to provide the City with a copy of a licensed pest/rodent company invoice for the elimination of any vermin on the property.

You also need to provide us with an asbestos report from a licensed environmental company prior to our issuing a demolition permit. We are concerned with the lack of progress in this matter, and encourage you to proceed without delay. If you have any questions, I can be reached at (310) 318-0235 Monday through Thursday between 7:00 a.m. and 6:00 p.m.

Respectfully,

Robert J. Rollins

Robert J. Rollins
Code Enforcement Officer

cc: Sol Blumenfeld, Director, Community Development Department



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

May 30, 2006

Mr. Steven N. Tack
PO Box 639
Hermosa Beach, CA 90254

Subject: Rodent abatement required prior to issuance of a demolition permit for your Property Located at 1811 Manhattan Avenue, Hermosa Beach, California 90254, APN #4183-009-021.

Dear Mr. Tack:

Per our telephone conversation today, the City requires that you produce a report from a licensed pest control company that shows that either there are no rodents to be removed from your property, or that rodents have been removed from your property prior to the City issuing a demolition permit. Also required are the standard asbestos testing and abatement reports.

During our conversation, you repeatedly referred to pictures of rats on your property. I have never seen a rat on your property nor taken a photo of a rat on your property. I do not know the source of any photos of rats on your property.

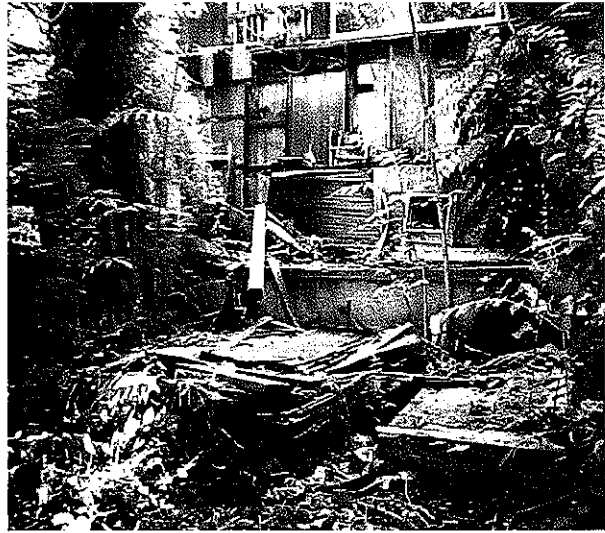
As per the decision of the City Council, you have until August 23, 2006, to complete the demolition. It is advised that you begin to get the required rodent and asbestos reports as soon as possible.

If you have any questions, I can be reached at (310) 318-0235 Monday through Thursday between 7:00 a.m. and 6:00 p.m.

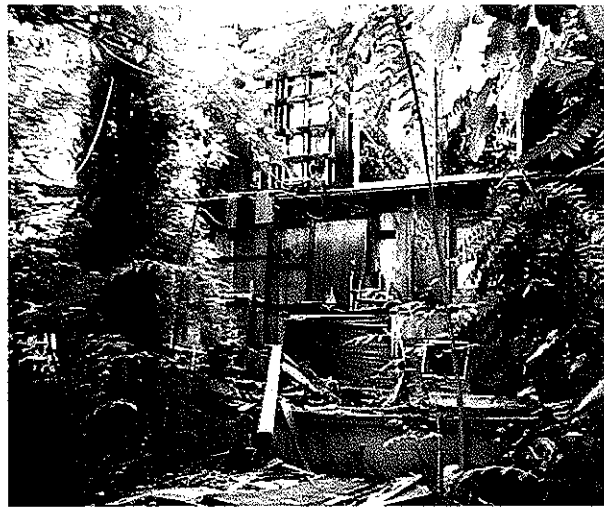
Respectfully,

Robert J. Rollins

Robert J. Rollins
Code Enforcement Officer



July 11, 2006 - Rear of 1811 Manhattan is still overgrown and cluttered with debris.





July 20, 2006 – 1811 Manhattan Av – Little change since Council meeting of April 23, 2006.



Code Enforcement Inspection
1811 Manhattan Avenue, Hermosa Beach

June 21, 2005

Personnel: Melvyn Green, SE
Loretta Duvall, PE
Elizabeth Green, Bldg Code Tech

Code Basis: 1997 Uniform Housing Code

Chapter 10 – Substandard Buildings Fire damaged building

1001.1 – Substandard Generally

1001.2 – Inadequate Sanitation

General dilapidation

1001.3 Structural

South wall has studs, cripple studs, plates. Wall could hinge and buckle.

Floor cracked and possible structural issue

1001.4 – Nuisance – Possible attractive nuisances with back yard debris.

1001.5 - Electrical – Loose wiring

1001.8 – Faulty Weather Protection

Damaged waterproofing on exterior walls and roof

Deteriorated, broken, rotted wall and roof coverings

Broken window

1001.11 – Hazardous, unsanitary conditions

Back yard trash, garbage, vegetation, weeds, site for vermin

Neighbors report major jump in rat and mice population

1001.13- Fire Protection

Smoke detectors may be missing.

Recommendation

The major portion of the fire damaged building has been demolished. However all the debris remains on the site creating a harbor for vermin and a potential health issue.

It is recommended that the area be cleaned and all openings into the house and its underside be secured or that the entire house be demolished.